



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Park View Terrace

Abercwmboi, Aberdare, CF44 6AB

£129,995



Situated on Park View Terrace, Abercwmboi, this delightful terraced house offers a perfect blend of comfort and convenience. Ideal for first-time buyers or those seeking a cosy home, this property boasts a warm and inviting atmosphere.

As you enter, you will be greeted by a well-proportioned living space that is perfect for relaxation and entertaining. The layout is designed to maximise space, ensuring that every corner of the home is utilised effectively. The property features a practical kitchen that provides ample room for culinary creativity, making it a joy to prepare meals.

One of the notable advantages of this home is the dedicated parking space for one vehicle, a valuable asset in this area. This feature adds to the convenience of living in Abercwmboi, where local amenities are within easy reach. Residents can enjoy the benefits of nearby shops, schools, and parks, making it an ideal location for families and individuals alike.

The terraced house is surrounded by a friendly community, offering a sense of belonging and security. With its charming character and practical features, this property presents an excellent opportunity for those looking



### Entrance Hall

Composite front door. Radiator.

### Reception Room 1 11'02 x 9'06 (3.40m x 2.90m )

UPVC double glazed window to front. Radiator.

### Reception Room 2 17'04 x 11'08 (5.28m x 3.56m )

UPVC double glazed window to rear. Radiator. Wall mounted radiator.

### Kitchen 10'11 x 9'10 (3.33m x 3.00m )

UPVC double glazed window and door to side. Radiator. Provisions for fridge/freezer. Gas hob.

### Utility Room 9'01 x 5'00 (2.77m x 1.52m)

UPVC double glazed window and door to side. Sink. Provisions for washer/dryer.

### Bathroom 10'08 x 5'02 (3.25m x 1.57m )

UPVC double glazed window to rear. Bath. Shower. W.C. Attic trap with storage.

### Landing

Storage

### Bedroom 1 12'04 x 9'06 (3.76m x 2.90m )

UPVC double glazed window to front. Radiator. Fitted wardrobes.

### Bedroom 2 12'00 x 7'10 (3.66m x 2.39m)

UPVC double glazed window to rear. Radiator. Shower. W.C.

### Bedroom 3 9'02 x 7'11 (2.79m x 2.41m )

UPVC double glazed window to rear. Radiator.

### Attic Room 13'11 x 13'10 (4.24m x 4.22m )

Skylight. Radiator. Access through bedroom 1.

### Outside

Garage with basement utilised as a summerhouse.

### Disclaimer

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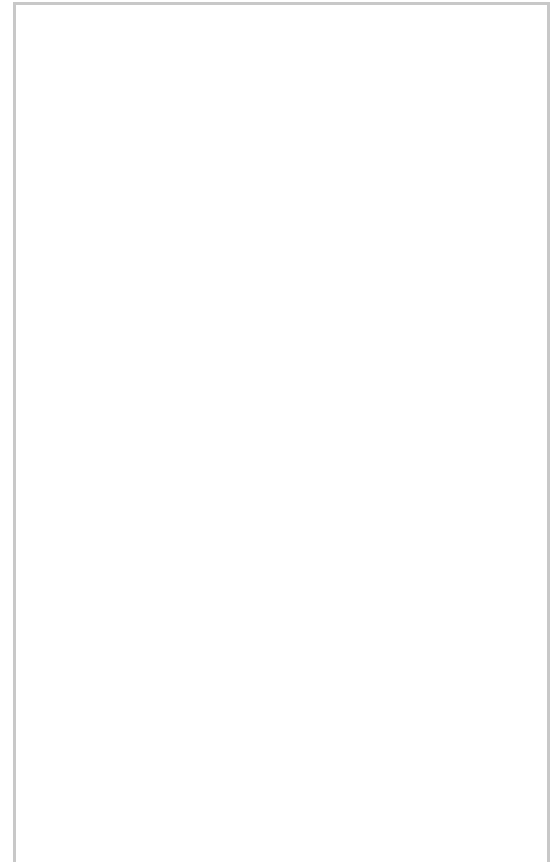
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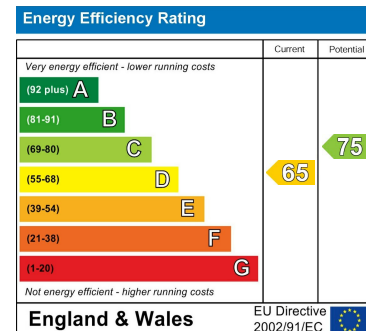
## Area Map



## Floor Plans



## Energy Efficiency Graph



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